

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

J U N E 1, 2 0 0 6

The regular meeting of the City Planning Commission and public hearing convened on June 1, 2006 at 1:30pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, California.

PRESENT: COMMISSIONERS: Matthew Jenkins, Charles Greenberg,
Morton Stuhlbarg, Charles Winn,
Nick Sramek, Leslie Gentile

ABSENT: EXCUSED: Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning
Carolyn Bihn, Zoning Officer
Mark Hungerford, Planner
Steven Valdez, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Gentile.

S W E A R I N G O F W I T N E S S E S

P R E S E N T A T I O N I T E M

Fiscal Year 2007 Budget

Suzanne Mason, Deputy City Manager, presented an overview of the 2007 budget outlining the historical unbalance of the General Fund budget that resulted in the development of a financial strategies plan with community input. Ms. Mason asked for further Commission input and previewed the upcoming budget meetings.

In response to a query from Chairman Jenkins, Ms. Mason noted that the challenge was to keep pace with growing capital expenditures while competing with other similar municipalities for service personnel.

In response to a query from Commissioner Greenberg, Ms. Mason explained that provisions had been made for long term retirement benefits payouts, to be funded on an ongoing, planned basis.

Commissioner Winn remarked that issues regarding retirement funds should be addressed.

Ms. Mason added that she understood this was a statewide problem faced by all municipalities, and that an average of three to five trained police officers left the Long Beach force each week with the lure of better salaries and retirement benefits elsewhere.

Commissioner Greenberg suggested an analysis be done on how long the City could meet its retirement obligations, and said he was uneasy approving the budget without a long term system in place to deal with these increasing retirement costs.

C O N S E N T C A L E N D A R

Commissioner Winn moved to approve the Consent Calendar as presented by staff. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Rouse was absent.

1A. Case No. 0605-03, Conditional Use Permit, CE 06-85

Applicant: Bixby Land Company c/o Tom Turner
Subject Site: 3350 E. 29th Street (Council District 5)
Description: Request for approval of a Conditional Use Permit for an electronic message center sign with exception for the lot size/building area, sign area of 1,131 square feet, height of 80' and location.

Continued to the June 15, 2006 meeting.

1B. Case No. 0511-25, Site Plan Review, Standards Variance, ND 08-06

Applicant: Enter-Arc, c/o Lance Brown
Subject Site: 2200 Lakewood Boulevard (Council District 4)
Description: Request for approval of Site Plan Review for a new 6,400 sq.ft. commercial building, with a Standards Variance for front and side setbacks of five feet (instead of not less than 10 feet).

Continued to the June 15, 2006 meeting.

1C. Case No. 0603-71, Conditional Use Permit, CE 06-45

Applicant: Anthem Telecom c/o Trillium Telecom
Gil Gonzalez, Representative
Subject Site: 1980 Water Street, Pier D (Council Dist. 2)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 120' high lattice tower antenna structure with accessory equipment.

Approved the Conditional Use Permit request, subject to conditions.

1D. Case No. 0603-70, Conditional Use Permit, CE 06-44

Applicant: Anthem Telecom c/o Trillium Telecom
Gil Gonzalez, Representative
Subject Site: 1521 Pier J (Council District 2)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 120' high lattice tower antenna structure with accessory equipment.

Approved the Conditional Use Permit request, subject to conditions.

1E. Case No. 0603-68, Tentative Tract Map, Condominium Conversion, CE 06-42

Applicant: H&W Homes, LLC
Subject Site: 4113 E. 10th Street (Council District 4)
Description: Request for approval of Tentative Tract Map No. 066423 to convert a six-unit apartment building into condominiums.

Approved Tentative Tract Map No. 066423, subject to conditions.

1F. Case No. 0407-26, Conditional Use Permit, CE 04-157

Applicant: T Mobile Wireless c/o Trillium Telecom
Lucia Ortega, Representative
Subject Site: 1950 Lemon Avenue (Council District 6)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 60' high monopole antenna structure designed as a pine tree with accessory equipment.

Approved the Conditional Use Permit request, subject to conditions.

1G. Case No. 0603-94, Conditional Use Permit, CE 06-56

Applicant: T Mobile Wireless c/o Trillium Telecom
Lucia Ortega, Representative
Subject Site: 3954 Palo Verde (Council District 5)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 45' high monopole antenna structure designed as a pine tree with accessory equipment.

Approved the Conditional Use Permit request, subject to conditions.

C O N T I N U E D I T E M S

2. Case No. 0512-10, Tentative Tract Map, Condominium Conversion, CE 05-263

Applicant: Rey Berona
Subject Site: 637 Atlantic Avenue (Council District 1)
Description: Request for approval of Tentative Tract Map No. 064960 for the conversion of ten apartment units into condominiums.

Mark Hungerford presented the staff report recommending approval of the request since the tenant notification issue that caused the case to be continued has been resolved.

Rey Berona, 637 Atlantic Avenue, applicant, confirmed that all the issues had been resolved.

Commissioner Stuhlbarg moved to approve Tentative Tract Map No. 064960 subject to conditions. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Rouse was absent.

3. Case No. 0412-27, Conditional Use Permit, Standards Variance, CE 04-259

Applicant: Loretha Pennix
Subject Site: 6160 Atlantic Avenue (Council District 9)
Description: Conditional Use Permit to allow the establishment of a church in the CCA Zone, with Standards Variance request for the number of parking spaces and Administrative Use Permit request for off-site parking located further than 600 feet without a deed restriction.

Steven Valdez presented the staff report recommending continuation of the request since staff needs more time to determine the legal nonconforming status of the existing church.

Loretha Pennix, P. O. Box 18527, Long Beach, 90807, building owner and applicant, said she supported the continuation.

Commissioner Sramek moved to continue the item to the July 6, 2006 meeting. Commissioner Greenberg seconded the motion, which passed 6-0. Commissioner Rouse was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Greg Carpenter noted that the Los Cerritos Wetlands Commission would be giving recommendations for land use at the Commission's upcoming study session.

Angela Reynolds stated that the EIR for the Home Depot project would be going out for community review, and that 49 appeals had been received on the airport project, which would go to Council in June. Ms. Reynolds added that a draft EIR on the Seaport Marina was anticipated in July.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:11pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk